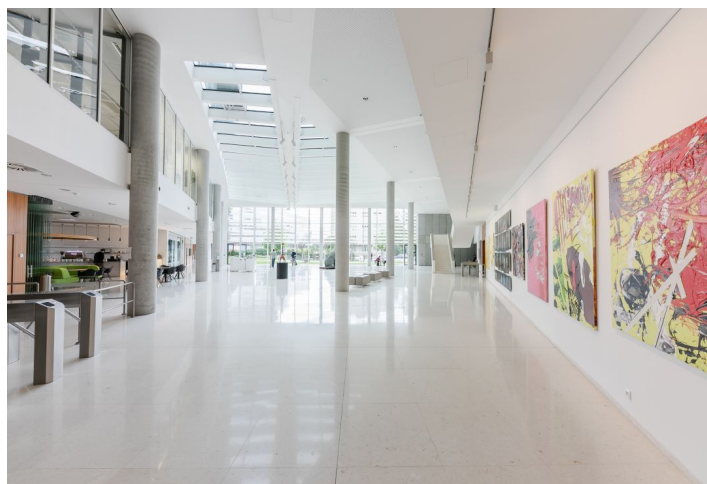




## Office space

Prague 4, Nusle, Pikrtova

€ 18.00 / m<sup>2</sup> | CZK 455 / m<sup>2</sup>



**Office space**

Prague 4, Nusle, Pikrtova

**€ 18.00 / m<sup>2</sup> | CZK 455 / m<sup>2</sup>**

<b>Service price</b>	189 CZK monthly per m <sup>2</sup>
<b>Available area</b>	1 250 m <sup>2</sup>
<b>Cellar</b>	-
<b>Parking</b>	EUR 120 / ps / month
<b>PENB</b>	G
<b>Reference number</b>	100368

Office space for lease on the 2nd floor in an administrative building. On the ground floor there is a bike storage to hold up to 50 bikes, together with cloakrooms and showers. This storage has a separate entrance, through a pleasant park. Building is certified with BREEAM EXCELLENT certificate.

**Location:**

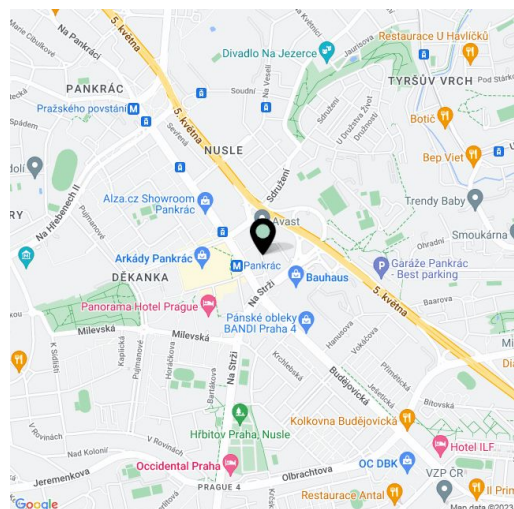
Its size and prominent position make the building the new landmark for the Prague 4 business district, of the most dynamic and sought-after office locality in Prague. Outstanding accessibility by car and public transportation – the building is situated next to the trunk road at the start of the D1 motorway, 50 meters from the Pankrac (line C) metro station.

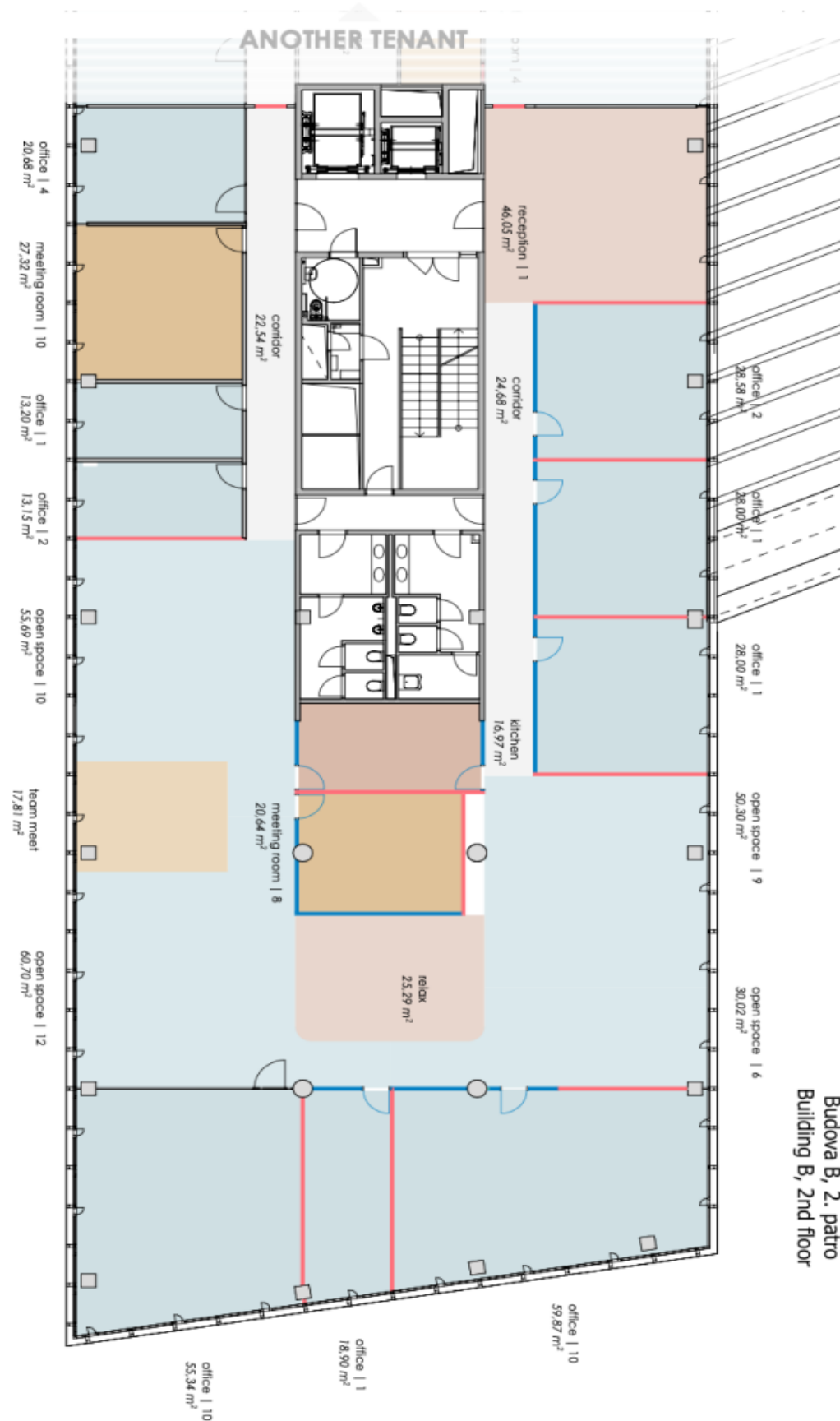
**Features and Services:**

- Central reception and 24/7 security service
- Magnetic card-controlled access
- 11 personal lifts (3 of which are for logistical purposes)
- Openable windows / External sun-blinds
- Central ventilation and air-conditioning of all spaces of the building supplemented by individual system of cooling beam units
- Individual climate control / Humidity control
- Raised floor including floor cases for electrical installations
- Connection of telephone lines and Internet
- Sophisticated Building Management System
- Diesel generator in case of power failure to secure the basic building services, and on request also tenant IT systems
- Electronic fire signalisation
- Sprinklers in all rental premises
- Camera system monitoring the building and its surroundings
- Bicycle parking with showers and lockers
- Canteen and cafe-restaurant on ground floor
- Retail space on ground floor / Underground storage space / Goods supply

Images might not accurately reflect the current state of the premises.

Rental and service charges listed without VAT. Lessee pays no commission.









# Office space

Prague 4, Nusle, Pikrtova

€ 18.00 / m<sup>2</sup> | CZK 455 / m<sup>2</sup>

Budova B, 2. patro  
Building B, 2nd floor

